



UTILITIES
WATER: BEXAR METROPOLITAN WATER DISTRICT
SEWER: SAN ANTONIO RIVER AUTHORITY
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:
O'CONNOR 172
% WAYNE HARWELL, TRUSTEE
P.O. BOX 17065
SAN ANTONIO, TEXAS 78217
(210) 829-7275

P.O.A.D.P. PLAN
for
O'CONNOR 172



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hidebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:
03/28/97
03/31/97

JOB NO. 41753.08
FILE: _____
DATE: 03/12/97
DESIGN: _____
DRAWN: L.R.
CHECKED: _____
SHEET 1 OF 1

#553

April 2, 1997

Mr. Steven Hanan, P. E.
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: O'Connor 172

POADP # 553

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed O'Connor 172 Subdivision Preliminary Overall Area Development Plan # 553. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

• — OVER

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

Rebecca Waldman
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer
Wayne Harwell, Developer

Both the ± 47 acre tract and ± 100 acre tract if developed at 5 units per acre will generate significant traffic movement. Your final street plans must properly address the ~~appropriate~~ appropriate traffic volumes at ~~the~~ ^{what} time of platting. It is also noted the staff requires connections

between the various entry points by Circ? in order to discourage

~~the~~ non-resident traffic movement through the subdivision in order to avoid potential congestion at the intersection of Kelly Hawk and Crestway/Oconee Rds.



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date March 17, 97
FROM: Elizabeth
ITEM NAME: O'Connor 172 FILE # -
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: FLOOD PLAIN REQUIREMENTS AND DRAINAGE
EASEMENTS WILL BE REQUIRED AND ADDRESS
DURING THE PLATTING PROCESS.

Burt Rubio As. Eng Tech 3-24-97
Signature Title Date



W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners

William L. Telford, AICP
Planning Manager
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

March 28, 1997

RE: O'CONNOR 172 POADP

Dear Bill:

It is my understanding that City Staff has stated that referenced POADP does not comply with the code requirements for a POADP - specifically Section 35-2075(e) with respect to the circulation system. It is my opinion that the plan - as submitted - does comply. However, in an effort to satisfy staff, I have revised the plan and am resubmitting same. The revised plan shows *more detail* of the traffic circulation system at the entrance into the various subdivisions. The revised plan indicates that the collector street will split into three(3) local Type 'A' streets at the first intersection into the subdivision. The fact that the proposed collector streets shown were not going to provide thru access was clearly stated in the TIA that was submitted to and reviewed by the Traffic Department.

My client is running out of time on some financial arrangements that depend on receiving acceptance of the POADP by the City. If there is any way possible, I would appreciate it if I could get a letter from the City on Monday afternoon, March 31, 1997.

Please give me a call if you require additional information.

Kindest regards,

A handwritten signature in cursive script, reading 'Steven E. Hanan'.

Steven E. Hanan, P.E., R.P.L.S.
Principal

Enclosure

cc: Andy Ballard, P.E.
Wayne Harwell



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 FAX (210) 734-5363

Date: March 28, 1997

To: William L. Telford, AICP

City of San Antonio

P.O. Box 839966

San Antonio, Texas 78283-3966

Project No.: 41753.08 T/LC: 10/P

Re: O'CONNOR 172 POADP

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☐ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
6	1	Revised POADP
1	1	Letter

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: Andy Ballard, P.E., Wayne Harwell

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: _____



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 * FAX 734-5363

Date: 3.31.97

To: Bill Telford
Planning Dept

Project No.: _____ T/LC: _____
Re: O'Connor 172
POADP

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☐ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>6</u>		<u>Revised POADP, as discussed w/ Wayne Herwell</u>

THESE ARE TRANSMITTED as checked below:

- ☒ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
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☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____
REC. BY: _____
DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: [Signature]

1996 TEXAS APA CONFERENCE

O'Connor 172
at O'Connor + Kitty Hawk
Outside City limits

164 acres for residential
7 acres for commercial

172 acres

* not a POADP because
collector streets are
not shown.

Site section of U.O.C.
for POADP.

* CC. to owner